

**STARBUCKS COFFEE  
DRIVE-THRU RESTAURANT  
PEBBLE CREEK PARKWAY, NORTH OF McDOWELL ROAD  
GOODYEAR, ARIZONA**

**December 14, 2017**

**PROJECT NARRATIVE**

**NAME OF PROJECT:** STARBUCKS GOODYEAR

**PROJECT LOCATION:** PEBBLE CREEK PARKWAY, APPROXIMATELY 1,200 FEET NORTH OF THE CENTERLINE OF McDOWELL ROAD. ON THE WEST SIDE OF THE STREET, EAST AND SOUTH OF THE ROOSEVELT IRRIGATION CANAL.  
APPROXIMATE ADDRESS  
1910 N. PEBBLE CREEK PARKWAY  
GOODYEAR, AZ 85395  
APN: 508-14-967

**PROJECT DESCRIPTION:** CONSTRUCTION OF A NEW 2,400± SQ.FT. STAND-ALONE STARBUCKS COFFEE RESTAURANT WITH A DRIVE-THRU LANE. THE SITE IMPROVEMENTS INCLUDE AN OUTDOOR PATIO OF 300± SQ.FT. AND REQUIRED PARKING, DRIVE ISLES, TRASH ENCLOSURE, UTILITIES, RETENTION AND LANDSCAPING.

**ZONING DESIGNATION:** CITY OF GOODYEAR, PAD  
ALL BUILDINGS WILL MEET THE COBBLESTONE CREEK DEVELOPMENT STANDARDS, THE CITY OF GOODYEAR ZONING REQUIREMENTS, AND THE CITY OF GOODYEAR DEVELOPMENT STANDARDS.

**UTILITY INFORMATION:** APS, CENTURY LINK, COX AND SW GAS.  
SEWER, WATER BY LIBERTY UTILITIES AND STORM DRAINS BY CITY OF GOODYEAR. PREVIOUSLY CONSTRUCTED STUBS TO THE SITE WILL BE UTILIZED.

**OWNER:** MAD LAND DEVELOPMENT LLC  
2330 W. PARKSIDE LN #G112  
PHOENIX, AZ 85027  
DEED #160797962

**DEVELOPER:** GOODYEAR DEVELOPMENT GROUP, LLC  
155 W. NEW YORK AVE, SUITE 200  
SOUTHERN PINES, NC 28387

**ATTACHMENTS:** PRELIMINARY SITE PLAN, LANDSCAPE PLAN, AND BUILDING ELEVATIONS FOLLOW



12409 W Indian School Rd, C303  
Avondale, AZ 85392  
(623) 536-1993